Statement of Information

# Single residential property located in the Melbourne metropolitan area

**Section 47AF of the Estate Agents Act 1980**

## Property offered for sale

Address
Including suburb and postcode: 904/6 St Kilda Road, St Kilda Vic 3182

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between: $450,000 & $490,000

## Median sale price

Median price: $500,000 Property Type: Unit Suburb: St Kilda

Period - From: 01/04/2025 to: 30/06/2025 Source: REIV

## Comparable property sales (*Delete A or B below as applicable)

**A*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

| | Address of comparable property | Price | Date of sale |
|---|---|---|---|
| 1 | 12/604 St Kilda Rd MELBOURNE 3004 | $496,500 | 11/09/2025 |
| 2 | 4/41 Chapel St ST KILDA 3182 | $470,000 | 06/09/2025 |
| 3 | 5/193 Fitzroy St ST KILDA 3182 | $525,000 | 26/08/2025 |

**OR**

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 15/09/2025 15:27

# 904/6 St Kilda Road, St Kilda Vic 3182



**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**
$450,000 - $490,000
**Median Unit Price**
June quarter 2025: $500,000

## Comparable Properties



**12/604 St Kilda Rd MELBOURNE 3004 (REI)**

2 | 1 | 1

**Price:** $496,500
**Method:** Private Sale
**Date:** 11/09/2025
**Property Type:** Apartment

Agent Comments



**4/41 Chapel St ST KILDA 3182 (REI)**

2 | 1 | 1

**Price:** $470,000
**Method:** Auction Sale
**Date:** 06/09/2025
**Property Type:** Apartment

Agent Comments



**5/193 Fitzroy St ST KILDA 3182 (REI)**

2 | 1 | -

**Price:** $525,000
**Method:** Private Sale
**Date:** 26/08/2025
**Property Type:** Apartment

Agent Comments

**Account** - Gary Peer & Associates | P: 03 95631666 | F: 03 95631369

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